030.0	0001	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,113,500 / 1,113,500
					USE VALUE:	1,113,500 / 1,113,500
					ASSESSED:	1,113,500 / 1,113,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		TUFTS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SOFRONAS JEAN D & NANCY A
Owner 2:	
Owner 3:	
Street 1:	54 TUFTS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SOFRONAS JEAN D -
Owner 2:	-
Street 1:	54 TUFTS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,781 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1912, having primarily Wood Shingle Exterior and 3927 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	6781.000	603,700	11,100	498,700	1,113,500
Total Card	0.156	603,700	11,100	498,700	1,113,500
Total Parcel	0.156	603,700	11,100	498,700	1,113,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 283.55 | /Parcel: 283.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 20499

GIS Ref

GIS Ref

Insp Date 08/19/17

!2473!

PREVIOUS ASSESSMENT

Parcel ID 030.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	603,900	11100	6,781.	498,700	1,113,700	1,113,500	Year End Roll	12/18/2019
2019	105	FV	460,800	11100	6,781.	529,900	1,001,800	1,001,800	Year End Roll	1/3/2019
2018	105	FV	460,800	11100	6,781.	386,500	858,400	858,400	Year End Roll	12/20/2017
2017	105	FV	432,600	11100	6,781.	336,700	780,400	780,400	Year End Roll	1/3/2017
2016	105	FV	432,600	11100	6,781.	286,800	730,500	730,500	Year End	1/4/2016
2015	105	FV	386,100	11100	6,781.	280,500	677,700	677,700	Year End Roll	12/11/2014
2014	105	FV	386,100	11100	6,781.	230,700	627,900	627,900	Year End Roll	12/16/2013
2013	105	FV	401,500	11100	6,781.	219,400	632,000	632,000		12/13/2012

PRINT

Date	Time
12/10/20	17:52:36

LAST REV

Date	Time
12/27/18	18:14:41

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2473

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOFRONAS JEAN D	71886-579	1	11/15/2018	Convenience	99	No	No		
POULAKIDAS DEME	44683-589		2/24/2005	Family	1	No	No		Helen Poulakidas dod 9/4/2013
	11733-671		9/4/1969		34,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2014	459	Re-Roof	12,000					
6/4/2009	441	Manual	2,500					

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2017	MEAS&NOTICE	HS	Hanne S
6/3/2014	External Ins	PC	PHIL C
4/28/2009	Measured	163	PATRIOT
11/1/2000	Inspected	264	PATRIOT
2/23/2000	Measured	263	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	20499
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		6781		Sq. Ft.	Site		0	80.	0.92	1									498,745						498,700	

Total AC/HA: 0.15567 | Total SF/SM: 6781 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 498,745 | Spl Credit | Total: 498,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	4 - Vinyl	33	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BROWN/BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	3		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.91737962
Const Adj.:	0.98184246
Adj $ / SQ:	153.123
Other Features:	149376
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	820277
Depreciation:	216553
Depreciated Total:	603724

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	3

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	6	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
3	5	2	
Totals			
3	15	6	

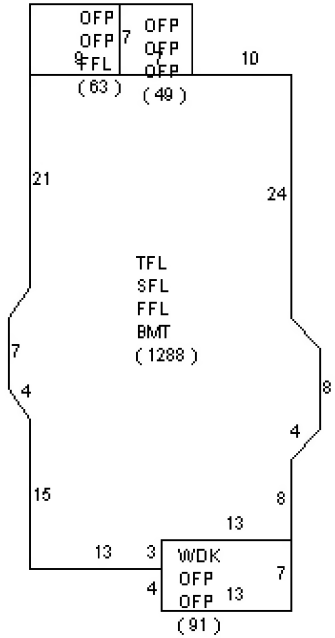
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	153.12
Special Features:	0	Val/Su Net:	104.79
Final Total:	603700	Val/Su SzAd	153.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,351	153.120	206,869
BMT	Basement	1,288	45.940	59,167
SFL	Second Floor	1,288	153.120	197,222
TFL	Third Floor	1,288	153.120	197,222
OFP	Open Porch	455	19.760	8,991
WDK	Deck	91	15.710	1,430

Net Sketched Area:	5,761			Total:	670,901
Size Ad	3927	Gross Are	5761	FinArea	3927

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 030.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	28X38	A	AV	1915	17.35	T	40	105			11,100			11,100

More:	N	Total Yard Items:	11,100	Total Special Featues:		Total:	11,100